

**TOWN OF MARION
PLANNING BOARD
May 2, 2016
Main Conference Room
Marion Town House
Two Spring Street**

MEMBERS PRESENT: Rob Lane, Chairman
Rico Ferrari, Vice Chairman
Steve Gonsalves
Jennifer Francis
Mike Popitz
Eileen Marum

MEMBERS ABSENT: Norm Hills, Clerk

BOARD ASSISTANT: Terri Santos

ALSO PRESENT: Ted North
Steve Kokkins

Commencement – Chairman Lane called the regular meeting to order at 7:00 p.m.

Approval of Minutes

Motion made by Member Popitz to approve the minutes of February 1, 2016, as amended, seconded by Member Francis.

VOTE: 6-0-0

Old Business

Vice Chairman Ferrari noted that there will be an invite for a Master Plan Infrastructure Committee meeting the morning of Monday, May 9, 2016. He noted that the meeting will be posted on line with the time and location.

Member Francis noted that on Saturday May 14th there will be a Master Plan workshop from 9 a.m. to 12 p.m. at the Music Hall. Topics will include: Natural and Cultural Resources and Open Space and Recreation.

Clean Energy - Chairman Lane mentioned that he was informed shortly before the Planning Board meeting that in clearing the foliage for the power lines at the Solar Farm on Tucker Lane more foliage had been cleared than the Planning Board Permit allowed and the Order of Conditions allowed. He further noted that a cease and desist order had been issued and the incident would be addressed by the Conservation Commission.

Chairman Lane was uncertain whether the Solar Farm would come before the Board yet again.

Remote Attendance – Chairman Lane remarked that the Board of Selectmen will undertake the proposal of remote attendance as an action item with the possibility of approving a trial period for one year. Since, it will be an action item on the next BOS agenda, Chairman Lane announced that he planned to attend the meeting.

Revision of Special Permit Form/Application – Form 3A

Chairman Lane noted that with the approval of this form all the forms will be sent to Jon Witten for approval. Member Marum noted the form appears ready for approval.

Motion made by Member Marum that we approve the form 3A, seconded by Member Popitz.

VOTE: 6-0-0

Comments to the ZBA – 444 Front Street, Jenna J. Gorraiz

Member Francis commented that the planning Board would look favorably upon any effort to have this classified as affordable housing. Member Marum maintained that the affordable housing option probably would have to go before the Department of Housing and Community Development and that the process could be sustained and complex. Motion made by Member Francis to consider this project as affordable housing which would add to the Town's affordable housing stock, seconded by Member Marum.

VOTE: 6-0-0

Motion made by Member Marum to adjourn, seconded by Vice Chairman Ferrari at 8:18 p.m.

VOTE: 6-0-0

List of Documents Received:

Minutes of January 19, 2016

Comments to the ZBA – 444 Front Street, Jenna J. Gorraiz

Special Permit Form/Application – Form 3A

Note: The documents, reports, correspondences, submittals, notices and exhibits are part of the official record along with these minutes.

Respectfully Submitted,

Eileen Marum, Clerk